

042.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

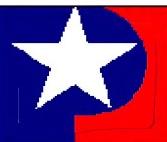
ARLINGTON

Total Card / Total Parcel

1,589,900 / 1,589,900

USE VALUE: 1,589,900 / 1,589,900

ASSESSED: 1,589,900 / 1,589,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
267		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KAPSALIS STEVEN	
Owner 2:	
Owner 3:	

Street 1: 991 MASS AVENUE	
Street 2:	

Twn/City: CAMBRIDGE	
St/Prov: MA	Cntry: <input type="text"/>

Postal: 02138	Type: <input type="text"/>
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PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry: <input type="text"/>
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 13,752 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Clapboard Exterior and 3728 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Topo
	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
	No of Units Depth / PriceUnits
104	Two Family 13752
	Sq. Ft.
	Site
	0
	80.

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	13752.000	990,500		599,400	1,589,900		29114
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

PREVIOUS ASSESSMENT								Parcel ID	USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	990,500	0	13,752.	599,400	1,589,900	1,589,900	Year End Roll	12/18/2019
2019	104	FV	764,000	0	13,752.	636,900	1,400,900	1,400,900	Year End Roll	1/3/2019
2018	104	FV	764,000	0	13,752.	464,600	1,228,600	1,228,600	Year End Roll	12/20/2017
2017	104	FV	715,600	0	13,752.	404,600	1,120,200	1,120,200	Year End Roll	1/3/2017
2016	104	FV	715,600	0	13,752.	344,700	1,060,300	1,060,300	Year End	1/4/2016
2015	104	FV	584,800	0	13,752.	337,200	922,000	922,000	Year End Roll	12/11/2014
2014	104	FV	584,800	0	13,752.	277,200	862,000	862,000	Year End Roll	12/16/2013
2013	104	FV	608,600	0	13,752.	263,800	872,400	872,400		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	802-98		1/1/1901	Family		No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
9/17/2001	657	Alterati	219,000	C				AMEND COST OF LAST	11/7/2018	MEAS&NOTICE	HS	Hanne S		
3/6/2000	147	Addition	110,000	C				ADDITION	4/21/2009	Measured	372	PATRIOT		
									4/18/2000	Measured	263	PATRIOT		
									8/1/1991		PM	Peter M		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13752		Sq. Ft.	Site		0	80.	0.54	1			Med. Tr	-10					599,443						599,400	

